

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, July 2, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Vice Chairman Bandyke, Mr. Serafin, Mr. Walker, Ms. Elgin, Ms. Schroth

ABSENT: Ms. Jackson

STAFF: Josh Crump, Aaron Grisdale, Carolyn Barrett

VISITORS: Robina Bouffault, Kathy Lewis, Cheryl Anderson

APPROVAL OF MINUTES:

Chairman Rockwood called for corrections or additions to the minutes of June 18, 2015. Mr. Walker asked for a correction to **BAR-15-336**. Voice vote was taken and the minutes passed as amended 6-0.

CONSENT AGENDA:

None

NEW BUSINESS:

BAR-15-196 & BAR-15-347 Request of 309 BRAD LLC for a Certificate of Appropriateness for a partial demo/adaptive reuse of an old warehouse to residential at 309 North Braddock Street.

Ms. Bouffault spoke about the progress made in the demolition of the building. The remainder of the building that was partially demolished was not structurally sound enough to keep. She reviewed the new plan and materials that will be used for a new home.

Chairman Rockwood Opened the Public Hearing

No one spoke for or against the building demolition.

Chairman Rockwood Closed the Public Hearing

Chairman Rockwood read the criteria from Winchester Zoning Ordinance Chapter 14-6-2 concerning demolition of historic buildings. He stated the building did not meet any of the qualifications set forth in the city ordinance therefore there was no reason to deny the certificate.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-347** for the demolition of the building as proposed. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.*

Ms. Bouffault reviewed the changes and revised materials to the second part of her request. Mr. Serafin asked about the eight inches of CMU that will be left. Ms. Bouffault said they would probably parge it because concrete block is porous.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR-15-196** with the addition that the exposed CMU left after the demolition be parged, otherwise as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.*

BAR-15-359 Request of Kathy Lewis, Red Fox Creamery, for a Certificate of Appropriateness for a service window at 4 West Cork Street.

Ms. Lewis described the serving window that had been installed. Chairman Rockwood said the new window was vinyl. Ms. Lewis said her carpenter had told her it was wood. Chairman Rockwood said he had touched it and verified it was vinyl. Ms. Lewis said she would have it redone but had hoped to open her business for the 4th of July celebrations. Chairman Rockwood said she would be able to open but needed to change the window after the 4th of July.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-359** to install a sliding service window that is made out of wood, full-view, no mullions and white.*

OLD BUSINESS:

BAR-15-304 Request of Cheryl Anderson for a Certificate of Appropriateness to remodel the façade at 118-120 North Loudoun Street, the Winchester Hiram Lodge.

Ms. Anderson described the interior remodel she has been working on. She has removed layers of drywall and framing to get down to the brick walls. Drop ceilings have also been removed revealing ceiling medallions. She is proposing to go back to the original brickwork on the exterior by removing the metalwork from the front of the building. She has permission from the Masons to remove the metalwork.

Vice Chairman Bandyke said removing the metal would be an improvement. If the awning could be removed, that would be an improvement as well. Mr. Serafin said the tricky part would be if the surface underneath was a disaster. He recommended that if there are problems, she come back with improvements or changes after seeing what is there. Ms. Anderson said it will be done the right way. She has been researching the correct materials to use. The board members said they need to see what she is going to propose after seeing what is underneath the metalwork.

Ms. Schroth asked if the Bell's store wanted the metal removed from their façade. Ms. Anderson said they are waiting to see what she finds underneath 116 North Loudoun Street. They may elect to leave it as is.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-304** for removal of the existing metal siding. Any additions are to come back with another application. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

DISCUSSION:

Vice Chairman Bandyke mentioned overgrown trees hanging over the sidewalk on Braddock Street.

ADJOURN:

Approved as amended July 16, 2015

With no further business before the Board, the meeting was adjourned at 4:31pm.